

C-71C-79



93-AI-32
THREE CHOPT DISTRICT
IAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 14, 1979

FRANK A. FAISON
County Manager

Re: Conditional Zoning Case C-71C-79

Mr. Douglas W. Conner
1800 Monument Avenue
Richmond, Virginia 23220

Dear Mr. Conner:

At its meeting on December 12, 1979, the Board of Supervisors, acting on the recommendation of the Planning Commission, accepted the owner's proffers and conditionally rezoned the subject property from R-3 One Family Residence to R-6 General Residence and B-3 General Business District in accordance with your request.

The proffered conditions accepted by the Board and which regulate the conditionally rezoned property are as follows:

1. The conditionally re-zoned property will be used for employee parking only.
2. There shall be an 8-foot buffer zone along the southern line of the property.
3. A fence shall be constructed on the northern line of the buffer zone. Said fence to be 7 feet in height and to be constructed of treated wood, with the boards as close together as possible and with all fence posts and stringers to face away from buffer zone.
4. All lighting, if any, shall be directed away from the adjoining properties.
5. Property will be used for parking only; no building will be constructed on property.
6. Trees will be planted inside of, and along, fence at appropriate distances.
7. Applicant shall not seek approval for the construction of any building on the site for a period of no less than 10 years from the date of conditional re-zoning of the property.
8. There shall be no access to Wistar Street from the subject property.

The rezoned property, being a part of Parcel 93-A1-32 is described as follows:

R-3 to R-6 Conditional

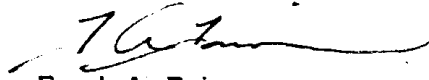
Beginning at a point on the northern terminal line of Waco Street, which point is 39' southwest of a rod marking the termination of the eastern line of Waco Street; thence S. $77^{\circ} 45'$ W., 264.65' to a rod; thence N. $44^{\circ} 51' 20''$ E., 283.42'; thence along an arc, the radius of which is 598.50' and the length of which is 55.97' to a point; thence S. $12^{\circ} 15'$ E., 104.73' to the point of beginning, containing +- .5 acre..

R-3 to B-3 Conditional:

Beginning at a point marking the eastern right of way of Waco Street at its termination, 181.14' from Wistar Street extended; thence S. $77^{\circ} 45'$ W., 39' to a point; thence N. $12^{\circ} 15'$ W., 104.73' to a point; thence along an arc, the radius of which is 598.50' and the length of which is 111.93' to the point of beginning, containing +- .5 acre.

The Planning Office has been advised of the action of the Board of Supervisors and request to revise its records accordingly and to place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Mr. Robert L. McGeorge
Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index